Property Condition Report

Case Number:	261-833793	**Contract Area:**	1P
Current Step:	1c-Ready to Show Condition	**Address:**	12770 BIRWOOD ST
Step Date:	10/12/2026	**City, St Zip:**	DETROIT, MI 48238-0000
HOC:	Philadelphia		

Property Condition Report

Item Description/Condition		Item Functionality		Functionality/Test Notes
Cooling/Air-Conditioner:	**Missing**	**HVAC tested and functional?:**	No	Missing AC/Furnace would not activate
--Heating/Furnace:	**Damaged**			
--HVAC System Duct:	**Damaged**			
Electrical Wiring:	**Damaged**	**Electric supply tested and functional?:**	No	Damaged wiring
--Other:	**N/A**			
--Other:	**N/A**			
Stove/Range/Oven:	**Missing**	**Built-in appliances tested and functional?:**	N/A	Missing stove
--Kitchen Cabinets:	**Damaged**			
--Other:	**N/A**			
Plumbing:	**Damaged**	**Water supply tested and functional?:**	No	Damaged/missing plumbing lines
--Sink:	**Damaged**			
--Other:	**Damaged**			
Water Heater:	**Damaged**	**Water heater functional?:**	No	Damaged plumbing
Sewer/Septic System:	**OK**	**Sanitary & plumbing system functional?:**	No	Toilets were packed with feces/towels
--Toilet:	**OK**			
--Other:	**N/A**			
Roof:	**Damaged**	**Roofing in acceptable condition?:**	Yes	Damaged shingles
--Other:	**N/A**			